

Ridaught Landing Three Association Incorporated
950-23 Blanding Blvd, PMB #321, Orange Park, FL 32065

REF: HOA Board and Community Violations Hearing Committee (CVHC) Minutes
DATE: May 07, 2022, at 1230hrs
LOCATION: Fleming Island Library
Notice: Notices were by HOA entryway signage, HOA website and HOA Facebook.

AGENDA

1. **Call to order.**
2. **Motion to forgo reading of the last meeting minutes.**
 - a. **Vote taken / Motion passed.**
3. **Motion made to vote on new CVHC member.**
 - a. **Motion passes / vote taken / new CHVC member added.**
4. **Motion made for HOA Board vote of Notice of Preservation.**
 - a. **Vote taken / Motion passed.**
5. **Motion to review two Architectural Request Committee (ARC) Forms.**
 - a. **Votes approved for both ARC requests.**
6. **Cal to order for CHVC hearings.**
 - a. **Matters heard / Votes taken / fines levied.**
7. **Motion to adopt new Lake Management contract.**
 - a. **Motion passed / votes taken / Contract agreed.**
8. **Motion held to vote on HOA Attorney legal opinion for homeowners blocking other homeowners' mailboxes.**
 - a. **Motion tabled for now as other venues to address this issue are pending.**
9. **Discussion regarding amending by-laws / covenants based upon homeowners prior inputs (PVC fences / limitations on rental properties).**
10. **Adjournment.**

CVHC members: 2 out of 3 CHVC members present.

Board Members: 2 Board members present with 1 member on call, as needed.

Secretary for meeting notes: Estrella Maloney.

First Item: Meeting was called to order.

Second Item: Last meeting minutes readings were not read by Motion and vote of the Board.

Third Item: A new homeowner was voted in as a member of the CVHC.

Fourth Item: A motion was made and seconded for a vote to agree upon the Resolution for the HOA Notice of Preservation. This Resolution was passed 3 yeh to 0 nay.

Fifth Item: ARC requests submitted by two homeowners were reviewed and approved.

Sixth Item: The Community Violation Hearing Committee (CVHC) reviewed three homeowner's account violation referrals made earlier by the HOA Board. Those affected homeowners were provided in excess of the required 14-day notifications, but none appeared, as outlined within the letters, to explain any circumstances to the CVHC. These homeowners had been mailed numerous letters addressing these violations to no avail.

The following actions were taken by the CHVC:

HOA account 1105: Violation of Article V. 21 since 8-30-21. Four (4) notices mailed. Fined \$5.00/per day since 8-30-21. Total fine for 250 days is \$1,250.00 USD.

Second for HOA account 1105: Another Violation of Article V. 21. Three (3) notices mailed. Fined \$1.00/per day since 2-6-22. Total fine for 90 days is \$90.00 USD.

HOA account 1184: Violation of Article V. 21. Two (2) notices mailed. Fined \$5.00/day since 2-6-22. Total fine for 90 days is \$450.00 USD.

HOA account 1188: Violation of Article V. 21. Two (2) notices mailed. Fined \$5.00/day since 2-6-22. Total fine for 90 days is \$450.00 USD.

Our HOA Board agreed to refer HOA account 1219 to the CHVC to arrange a hearing with fines of \$10.00/per day for violation of Article V.21.

Seventh item: Our HOA Board voted to agree on the updated / monthly cost increase for Lake Doctors Lake Management contract.

Eighth item: A Motion to table, for now, our HOA Board vote for an HOA Attorney opinion about homeowners' vehicles blocking other homeowners' mailboxes because other means to address this issue are being explored. This will be revisited at the next HOA Board meeting.


Ninth item: Our HOA Board and CHVC members discussed how we may amend our HOA by-laws and covenants to allow both PVC fences with a wooden appearance and actual wood fences within our HOA. This was addressed because of the understanding that PVC fences have a longer lifespan and homeowners desire for this type of fence.

Also, our HOA Board discussed placing limitations on the number of rental properties within our HOA. Our HOA Board has briefly addressed this topic in the past. Nonetheless, this has become an increasing statewide and nationwide topic for HOA's to maintain individual homeownership due to the current economic climate.

It was agreed that this should be explored and a petition, through the HOA Attorneys, distributed to coincide with our annual meetings.

The difficulty is having enough homeowners for any meeting. Furthermore, our governing documents state 66% of homeowners for an affirmative vote to amend, while Florida Statute states two-thirds. The HOA Attorneys will need to become involved.

Tenth item: Our HOA has two (2) homeowners who have Intent to File a Claim of Lien Notice(s) due to delinquent HOA accounts. This transpired despite our many efforts to contact them to start a repayment plan or pay in full. One homeowner has started a repayment plan. Two (2) other HOA accounts are pending for HOA Attorney referrals the end of May 2022.

 /s/Michael J. Maloney (Approved and adopted on 5-7-2022) for Creeks Edge Management for Ridaught Landing Three Association, Inc.